



## Crossroads Corporate Center XII

Jones Lang LaSalle Brokerage, Inc. a licensed real estate broker.



Office Space for Lease in an  
**AMENITY RICH LOCATION**

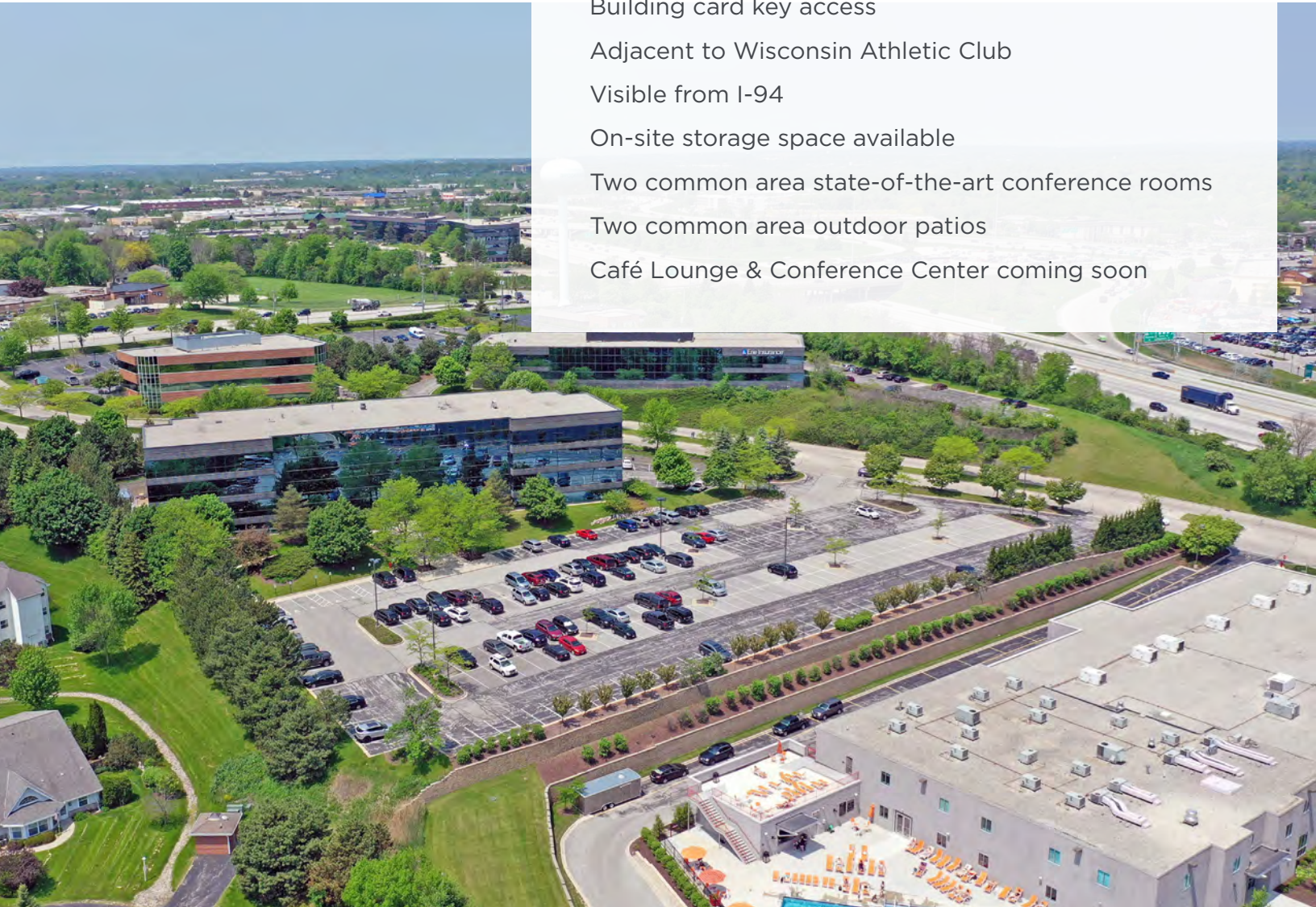









# THE RIGHT FIT

Crossroads Corporate Center XII is a four-story, Class A, beautifully landscaped multi-tenant office building located on the Goerkes Corners I-94 interchange, just minutes from The Corners of Brookfield.

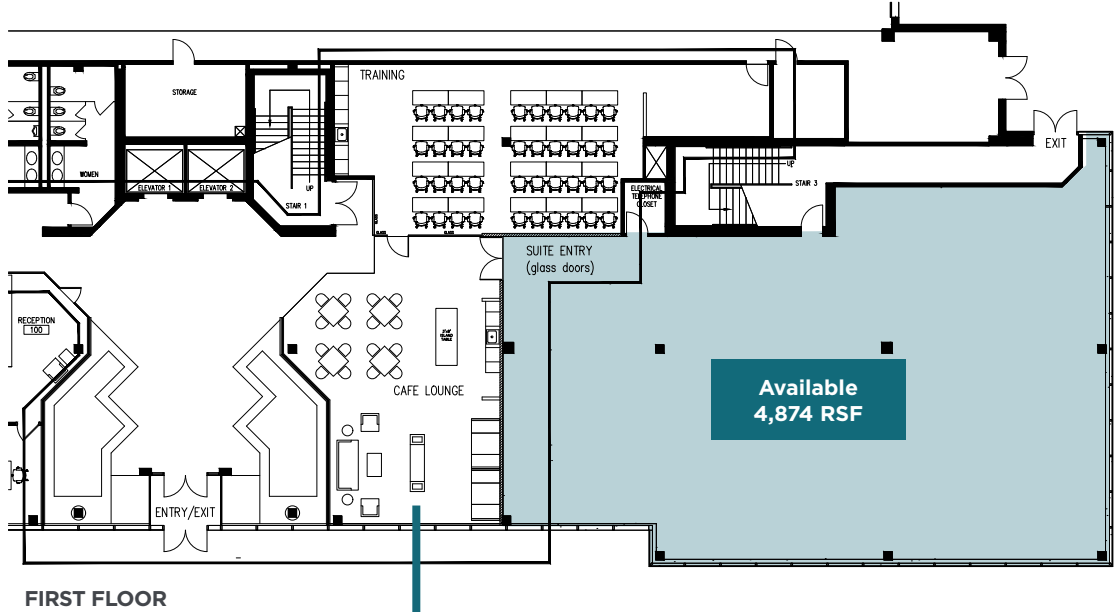
## FEATURES

- Building signage available
- Heated executive parking
- Two-story atrium
- Building card key access
- Adjacent to Wisconsin Athletic Club
- Visible from I-94
- On-site storage space available
- Two common area state-of-the-art conference rooms
- Two common area outdoor patios
- Café Lounge & Conference Center coming soon



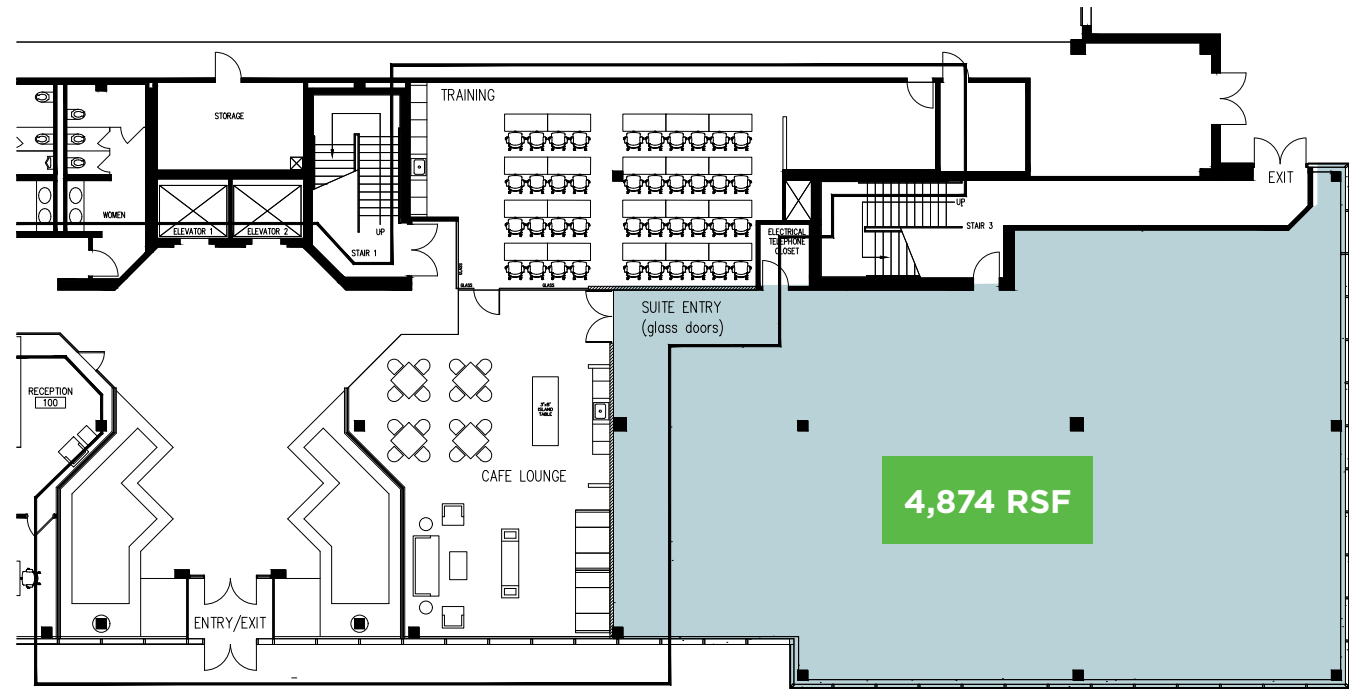
 75,901 RSF Building Size	 24,482 RSF Total Available	 A Building Class	 2,000 to 9,608 RSF Minimum Maximum
 1998/2024 Built/ Remodeled	 3.93/1,000 Parking Ratio	 \$14.25 RSF Net Lease Rate	 \$7.16 RSF Estimated 2025 Op.Ex

## CAFÉ LOUNGE AND CONFERENCE CENTER COMING SOON





1ST FLOOR 4,874 RSF

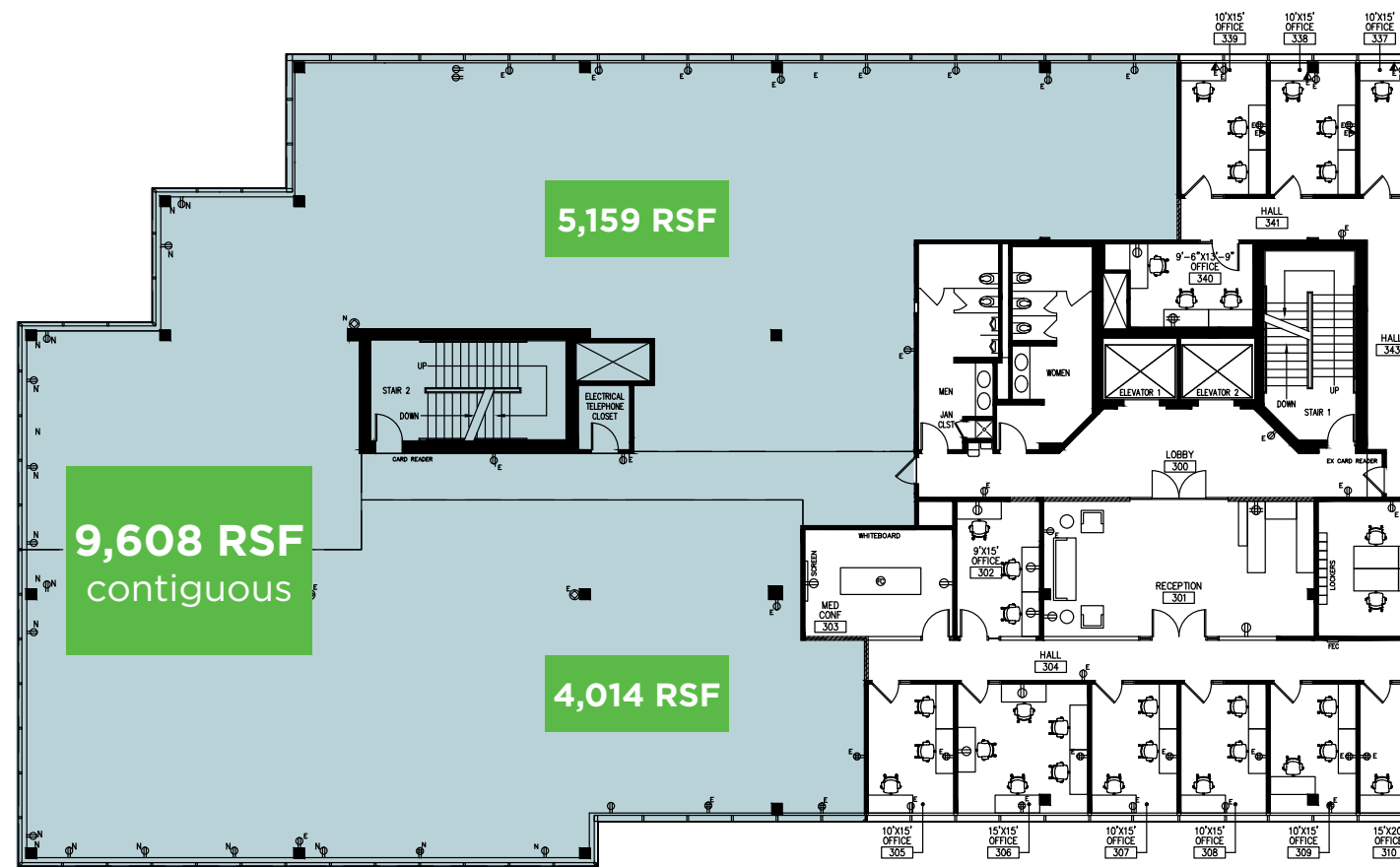


2ND FLOOR 5,412 RSF



3RD FLOOR 4,014 - 9,608 RSF

3D TOUR



FIRST FLOOR

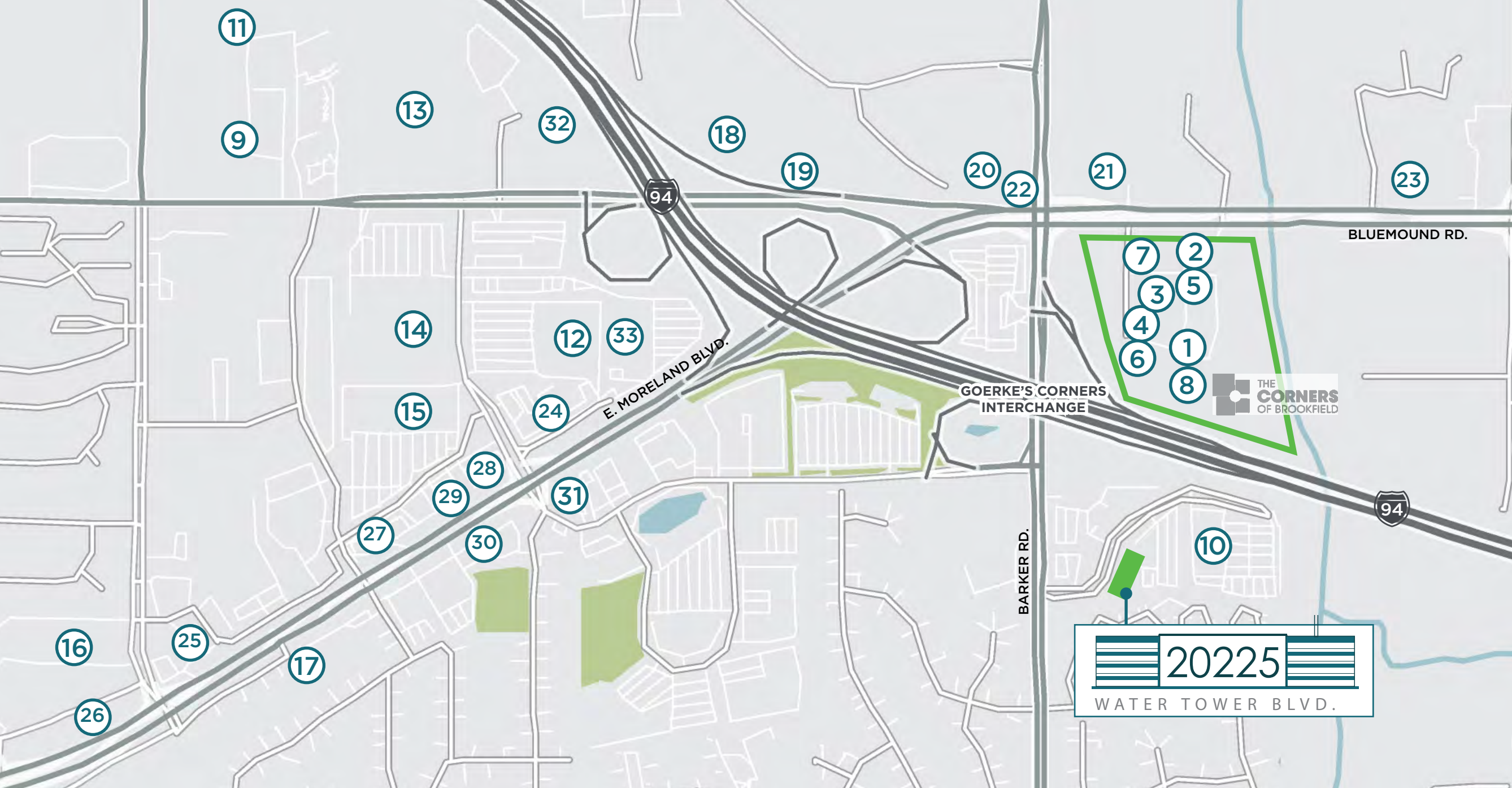


FIRST FLOOR



THIRD FLOOR





**LOCAL AMENITIES**

- |                             |                             |                              |
|-----------------------------|-----------------------------|------------------------------|
| 1. BelAir Cantina           | 14. Menards                 | 27. Kwik Trip                |
| 2. Café Hollander           | 15. Blain's Farm & Fleet    | 28. McDonald's               |
| 3. Sweetgreen               | 16. Kohl's                  | 29. Arby's                   |
| 4. FreshFin Poke            | 17. Starbucks               | 30. Topper's                 |
| 5. Goddess & The Baker      | 18. Home 2 Suites by Hilton | 31. UW Credit Union          |
| 6. Grimaldi's               | 19. Tru by Hilton           | 32. Texas Roadhouse          |
| 7. Sendik's Food Market     | 20. Hampton Inn             | 33. Urban Air Adventure Park |
| 8. Von Maur                 | 21. Residence Inn           |                              |
| 9. Sam's Club               | 22. Shake Shack             |                              |
| 10. Wisconsin Athletic Club | 23. Melting Pot             |                              |
| 11. Marcus Majestic Cinema  | 24. Chase Bank              |                              |
| 12. Target                  | 25. Summit Credit Union     |                              |
| 13. The Home Depot          | 26. PNC Bank                |                              |





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